FILE BOX 19B
04-01-007-W

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter Morgan & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>~~Return & Return To:~~<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 22009-11-2003**<br>9B | *STATE OF TENNESSEE, COUNTY OF DAVIDSON:*<br><br>The actual consideration or value, whichever is greater, for this transfer is: $1,000,000.00.<br><br>**Affiant**<br><br>Subscribed and sworn to before me this 30th day of January, 2004.<br><br>**Notary Public**<br><br>My Commission Expires: 03/31/07 |

DEE FILES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

# WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>Henry R. Allison, III.<br>Susan P. Allison<br>88 Valley Forge<br>Nashville, TN 37205 | **Send Tax Bills To:**<br>First Franklin Financial<br>112 Town Park Drive G-150<br>Kennesaw, GA 30144 | **Tax Information:**<br><br>Map No.116.08-D<br>Parcel No. 088.00/088.01 CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David D. Dortch and wife, Ruth W. Dortch**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Henry R. Allison, III. And wife, Susan P. Allison** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in *Davidson County, Tennessee*, more particularly described on Exhibit "A" hereto.

This is Improved property located at **88 Valley Forge, Nashville, TN, 37205**

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 30th day of January, 2004.

David D. Dortch by Beth Franklin
David D. Dortch by Beth Franklin
his Attorney-In-Fact aif

Ruth W. Dortch by Beth Franklin
Ruth W. Dortch by Beth Franklin
her Attorney-In-Fact aif

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Before me, the undersigned, of the State and County aforesaid, personally appeared **Beth Franklin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of **David D. Dortch and wife, Ruth W. Dortch**, as the free act and deed of the within named Principal.

Witness my hand, at office, this 30th day of January, 2004.

**Notary Public**

My Commission Expires:

Davidson County DEEDWARR
Recvd: 02/03/04 12:55 2pgs
Fees:13.00 Taxes:3700.00
20040203-0013036

MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE

# EXHIBIT "A"

Land in Davidson, Tennessee, being a certain building site (Lot) identified as Lot No. 88 on the Revised Plan of Sugartree, Phase 3, as of record in Plat Book 5050, pages 67-71 as amended in Book 5169, Page 426; Book 5191, Page 412; Book 5222, Page 468; and Book 5238, Page 93, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to David D. Dortch and wife, Ruth W. Dortch by deed dated 1/23/84 from Ben R. Murphy of record in Book 6228, Page 792, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2004 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) Declaration of Covenants, Conditions and Restrictions for Sugartree of record in Book 4857, Page 157 as amended in Book 4911, Page 356; Book 4996, Page 126; Book 5003, Page 688; Book 5087, Page 220; Book 5152, Page 401; Book 5514, Page 138; Book 5691, Page 61 and Book 11758, Page 466, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates tohandicap, but does not discriminate against handicapped persons).
3) Dedication of common area to Sugartree Homeowners Association, Inc. of record in Book 5683, Page 675, Register's Office for Davidson County, Tennessee.
4) Charter of Incorporation of Sugartree Homeowners Association, Inc. of record in Book 5683, Page 670, Register's Office for Davidson County, Tennessee.
5) Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 5387, Page 844 and Book 7061, Page 100, Register's Office for Davidson County, Tennessee.
6) All matters appearing on the Plan of record in Plat Book 5050, pages 67-71 as amended in Book 5169, Page 426; Book 5191, Page 412; Book 5222, Page 468 and Book 5238, Page 93, Register's Office for Davidson County, Tennessee.
7) Approval of amended plat of record in Book 5162, Page 632, Register's Office for Davidson County, Tennessee.

This instrument is being executed in behalf of David D. Dortch and wife, Ruth W. Dortch, pursuant to a Power of Attorney executed by the same on the 26th day of January 2004, and being filed for record in Instrument No. _____, and being recorded simultaneously herewith.